

Randolph Zoning Board of Appeals

May 24, 2017

ZBA01-2017

David Hayes

69 North Glenway Ave

Randolph, MA 02368

Hearing Minutes

Attendance:

Arnold Rosenthal, Chairman **Alexander Costa**, Vice Chairman **Kevin O'Connell**, Treasurer **Sean Fontes**, **Charles Gordon**, Alternate, Kim Nguyen, Alternate, and Robert Cornish, Alternate. Secretary/Clerk John J Hill Jr. **Bold** sitting on hearing.

7:05pm

Chairman opened the hearing and read the Legal Notice:

The Randolph Zoning Board of Appeals will hold a Public Hearing on Wednesday, May 24, 2017, at 7:00 P.M. at the Town Hall in accordance with the provisions of M.G.L. Chp. 40A, on the application of David Hayes, on property located at 69 North Glenway Avenue, Randolph Massachusetts, to vary the terms of the Zoning By-laws, Section 200-34 D. Maximum Lot Coverage: 25% Allowed, 29% Requested; 200-30 Rear Yards: 15' Required, 5' Requested; and 200-29 A Side Yard Setback: 15' Required, 10' Requested; Or any other section of the Zoning By-Law applicable to Add a 28' x 28' Garage.

Premises are located on Assessor's Map as follows:
Map 72, Block C. & Parcel 014.15

Plans may be viewed on the Town Hall Bulletin Board.

Arnold Rosenthal, Chairman

Al Costa, Vice Chairman

ZBA # 01-2017

Mr. David Hayes, owner of 69 North Glenway Ave.
presented a check to the chairman for Fees for \$360.17

Mr. Don Rosa, PLS. spoke about the project as to what he looked at and put on paper. He also explained about going to Conservation Commission and getting the Order of Conditions.

He talked about the Side Setback, Rear Setback, and Lot Coverage. Rectangle Lot 100' x 120' depth. Only one spot to place the garage. House built in the early 1970's and placed in the middle of the lot.

Chairman read letter from direct Abutter. Letter marked exhibit "A".

Driveway on left side of house and new driveway will be made of Pervious Material.

Public: In Favor: Lawrence Menovich 76 North Glenway Ave – No objections
Don Rosa – Liberty Street – No objections

Public: Not in Favor – None

Board Questions:

Chairman – You have a one car under? Yes Trailer for Motorcycle? Yes

Al – Pervious Driveway? Yes, not sure what yet maybe gravel.

Sean – Conditions from Conservation Commission? Don Rosa – per plan – Left Side Rain System, plantings, Hay Bale Silt Fence, No more Fill in Land. Pretty good slope 156.8' to 149.8'

Motion:

200-34D Lot Coverage from 25% to 29%

200-30A Rear Yard Setback from 15' to 5'

200-29A Side Yard Setback from 15' to 10'

Motion Made by Al Costa and seconded by Sean Fontes:

All in favor 0 against

Rosenthal = Yes

Costa = Yes

Fontes = Yes

O'Connell = Yes

Gordon = Yes

Variance Finding:

permit granting authority specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

Chairman Rosenthal read the Appeal process from 40A Section 17.

Chairman closed the public hearing at 7:40PM

Filed with the Town Clerk.

Date: _____

John Hill Clerk/Secretary